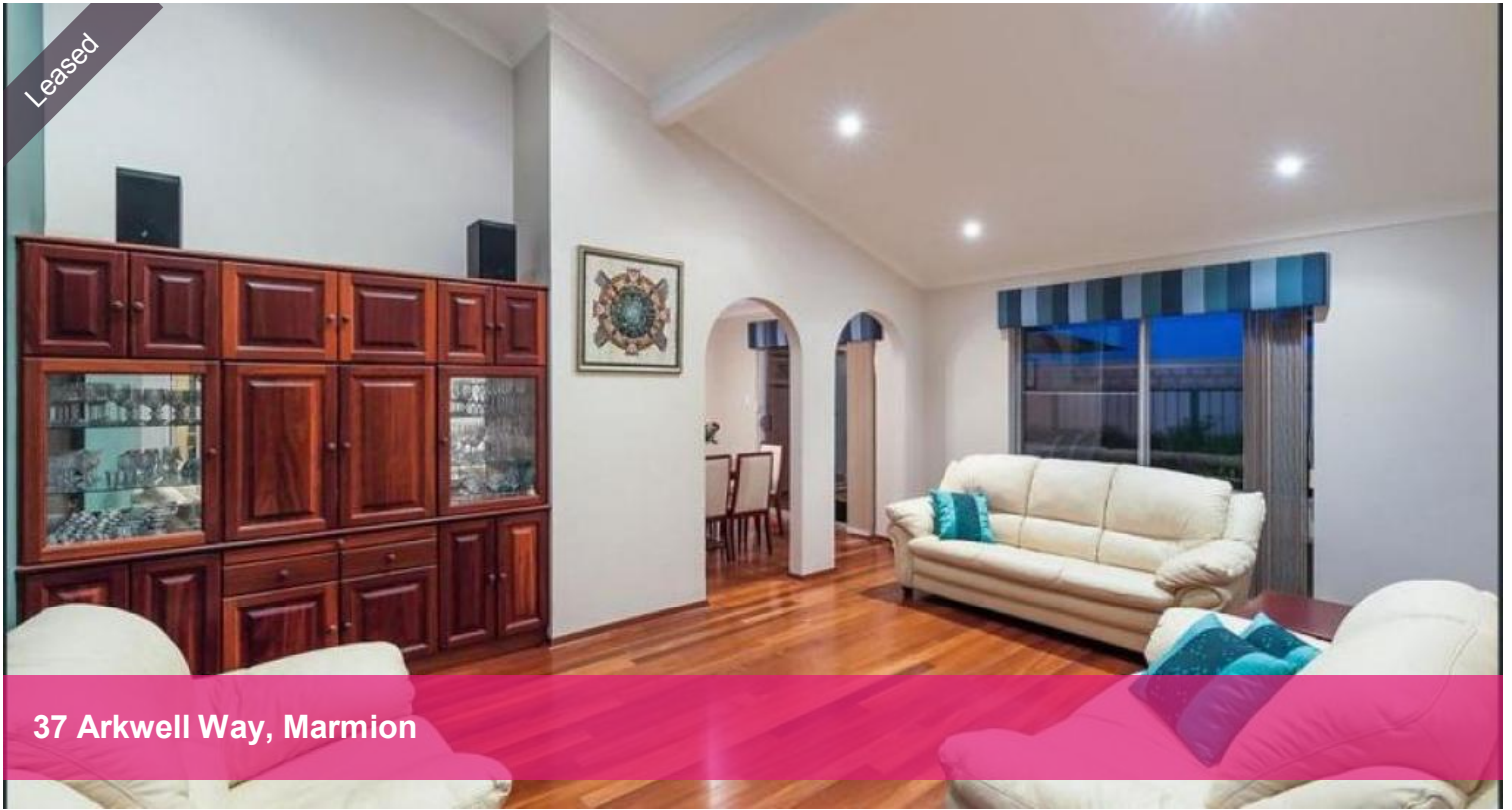


Leased



37 Arkwell Way, Marmion



### One of Marmion's best-kept streets!

This character-filled four bedroom two bathroom family home is both solid and functional with enough room to cater for your loved ones' personal needs and is comfortably nestled on a spacious 720sqm block in one of Marmion's best-kept streets.

Welcoming you inside is a charming front lounge room off the tiled entrance hall, reserved for those special occasions with dimmer lighting to help set the mood in a room graced by rich Jarrah flooring, high vaulted ceilings and built-in wooden cabinetry. The formal dining room extends outdoors to a private paved courtyard with neat lawns for easy entertaining, whilst a large kitchen and casual meals area boasts an abundance of space.

A huge carpeted family room off the formal dining space also provides courtyard access, as well as revealing a study. Both bathrooms have been renovated, including the master ensuite complementing a walk-in wardrobe and split-system air-conditioning.

Split-system air-conditioning to family room + main bedroom

Built in robes to minor bedrooms

Tons of storage throughout

Double carport

Separate extra-height covered parking bay – ideal for a family with a boat or caravan

Fully reticulated gardens from own bore

4 2 3

<b>Price</b>	\$600 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	15551

#### Agent Details

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**XCEED**   
REAL ESTATE

Solar Panels

Ample driveway parking

Short stroll or drive to seaside cafes and restaurants

Close to natural bushland, top schools, major shopping centres, sporting facilities and Hillarys Boat Harbour

XceedRE have been working hard to arrange some fantastic new offers for our new tenants signing up with us!

ALL of our new tenants will be receiving a fresh Fruit & Veg Gift Box thanks to our good friends at Fruit & Veggies R Us!

XceedRE have also teamed up with Green Zone Fitness & Goodlife Health Clubs around Perth to offer all of our new tenants 1 MONTH FREE MEMBERSHIP! If that doesn't suit you, no sweat! We have some other awesome gyms throughout the metro area offering free memberships too.

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service through Aria Telco Management – this is an average savings of \$80! The plan and choice are all yours and all you will need to do is contact Aria Telco Management and they will handle the rest.

Speak to one of our Leasing Consultants for more information about these great offers! For a limited time only.

Tenant Reward Program: At Xceed Real Estate we have a Tenant Reward Program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

To arrange a viewing, please click the "Request an Inspection Time" button and select your preferred inspection time. \*If no times are available, please complete the "Book an Inspection" form, let us know when suits you best & you will be notified when we schedule the next viewing.

\*\*\*\*Goodlife Health Club Mount Lawley only offer 2 weeks\*\*\*\*

Property Code: 15551

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*